ONE2ONE
ESTATE AGENTS



27 Park Street, Pontypool, NP4 5HR
Guide price £300,000

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GUIDE PRICE £300,000-£320,000 Nestled in the charming area of Park Street, Griffithstown, this delightful detached house presents an excellent opportunity for families and individuals alike. With its spacious layout, the property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones.

One of the standout features of this property is the lower ground floor, having previously been used as a business premises and offering excellent potential for a range of alternative uses, including additional living accommodation, a home office or annexe, subject to the necessary planning permissions and building regulations.

Furthermore, the added bonus of parking for several vehicles and the absence of a chain means that you can move in without delay, making this an attractive option for those looking to







MAIN DESCRIPTION

Occupying a prime position in the heart of Griffithstown, this spacious three-storey detached family home in need of some updating, offers versatile accommodation, ideal for modern family living or those looking to work from home. Conveniently situated close to well-regarded schools, local shops and a wide range of everyday amenities, the property also benefits from picturesque canal walks nearby, excellent road links and regular bus routes, making it an ideal choice for commuters.

Offering flexible living space over three floors, the property presents an exciting opportunity for a variety of buyers. The lower ground floor with underfloor heating, has previously been used as a business premises and offers excellent potential for a range of alternative uses, including additional living accommodation, a home office or annexe, subject to the necessary planning permissions and building regulations.

The accommodation briefly comprises a spacious and welcoming entrance hall with stairs leading to the first floor and a door providing access to the lower ground floor. The generous lounge is positioned to the front of the property and enjoys an abundance of natural light from the front-facing windows, creating a comfortable space to relax.

The fitted kitchen is well appointed with a range of base and wall units complemented by work surfaces, an integrated gas hob, electric double oven and dishwasher. Windows to the front provide plenty of natural light, while doors open into the spacious dining room, creating the perfect space for family meals and entertaining guests. A convenient ground floor WC completes this level.

To the first floor are three well-proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes and a private en-suite shower room, fitted with a double shower cubicle, pedestal wash hand basin and low-level WC. The remaining bedrooms are served by a generous family bathroom comprising a panelled bath, double shower cubicle, vanity wash hand basin, low-level WC and window.

The lower ground floor provides exceptional flexibility with underfloor heating and currently comprises an office with a window and external door to the side, a useful storage room, separate WC, an integral garage and access to the enclosed rear garden. This adaptable space is ideal for anyone running a business from home, requiring dedicated office accommodation or seeking further development potential, subject to the necessary consents.

Externally, the enclosed rear garden has been designed for low maintenance with attractive paved seating areas, providing an ideal space for outdoor dining and entertaining. To the side of the property is off-road parking, together with access to the integral garage.

Situated in the ever-popular village of Griffithstown, the property enjoys easy access to local schools, shops and everyday amenities, with pleasant canal-side walks just a short distance away. Excellent road links and regular public transport services make commuting to Cwmbran, Pontypool, Newport and the M4 corridor straightforward.

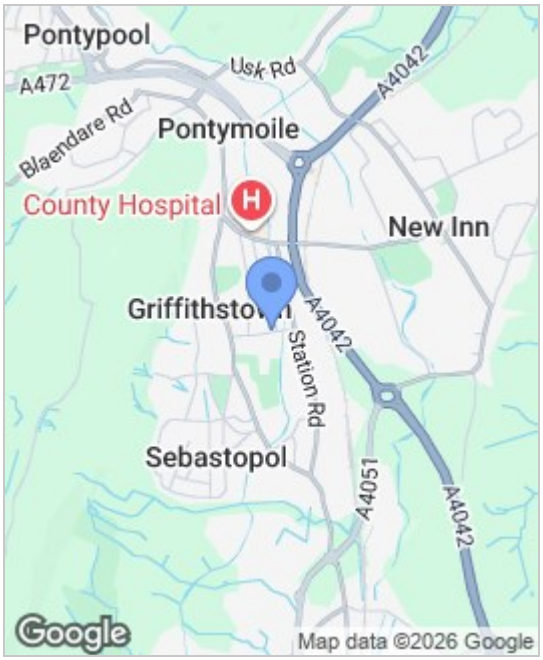
Offered for sale with no onward chain, this substantial and adaptable family home combines generous accommodation with excellent potential in one of Griffithstown's most convenient and sought-after locations.

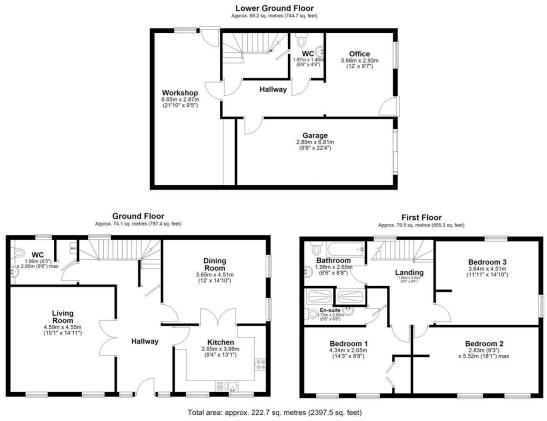
Viewing is highly recommended to fully appreciate the size, versatility and potential this impressive home has to offer.

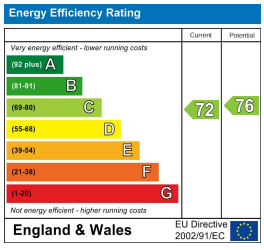
TENURE: FREEHOLD

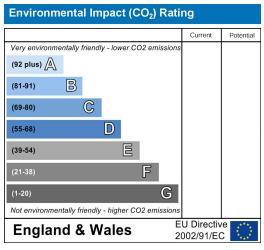
COUNCIL TAX BAND: F

NB: One2One Estate Agents have been advised by the seller the details pertaining to this property. It is the buyer's responsibility to determine council tax band and tenure. We would encourage any interested parties to seek legal representation and obtain professional advice prior to purchase.









These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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